



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

October 17, 2019

ENVIRONMENTAL CASE NO.:	ENV-2016-3743-EIR
STATE CLEARINGHOUSE NO.:	2017081039
PROJECT NAME:	Modera Argyle
PROJECT APPLICANT:	MCRT Investments, LLC
PROJECT ADDRESS:	1546 North Argyle Avenue and 6224 West Selma Avenue, Los Angeles, CA 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13—O'Farrell

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed Modera Argyle Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 46-day public review period from April 18, 2019 to June 3, 2019.

The Final EIR was released on October 17, 2019, and includes responses to comments received during the public review period and text revisions to the Draft EIR in response to input received as well as other minor corrections and revisions. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

PROJECT DESCRIPTION: The Project proposes to develop a new mixed-use development on a 1.1-acre site located within the Hollywood community of the City of Los Angeles. The Project includes 276 residential units, 13 (5 percent of the Project Site's base density) of which would be restricted to Very Low Income Households, up to 24,000 square feet of neighborhood-serving commercial retail and restaurant uses, and up to 412 vehicle parking spaces. Alternatively, an up to 27,000 square-foot grocery store could be constructed in lieu of the proposed retail and restaurant uses. The proposed uses would be located within a seven-story building containing a ground-floor level with a mezzanine and six residential levels, above four subterranean parking levels. The proposed building would contain up to 260,250 square feet of floor area. To provide for the new uses, the approximately 61,816 square feet of existing commercial uses in six buildings and associated surface parking areas would be demolished.

FILE REVIEW: A print copy of the Final EIR and the documents referenced in the Final EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.


The Final EIR is also available online at the Department of City Planning's website at

<http://planning.lacity.org/development-services/eir> and click on the project name; electronic copies are also available at the following Library Branches:

- 1) **Los Angeles Central Library**, 630 West Fifth Street, Los Angeles, CA 90071;
- 2) **Frances Howard Goldwyn Hollywood Regional Library**, 1623 North Ivar Avenue, Los Angeles, CA 90028;
- 3) **John C. Fremont Branch Library**, 6121 Melrose Avenue, Los Angeles, CA 90038; and
- 4) **Will & Ariel Durant Branch Library**, 7140 West Sunset Boulevard, Los Angeles, CA 90046.

The Final EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Kathleen King at (213) 847-3624 to purchase copies.

Vincent P. Bertoni, AICP
Director of Planning



Kathleen King
Major Projects Section
Department of City Planning
(213) 847-3624

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.